

Regulated by:



**RICS**



Since 1989

*A residential re-development / conversion opportunity in a town centre position, Lampeter, West Wales*



**13 Drovers Road, Lampeter, Ceredigion. SA48 7AT.**

**R/3549/LD**

**£110,000**

No onward chain \*\*\* Rare residential development / conversion project \*\*\* Town centre position just off the Lampeter main street \*\*\* Planning approval for 2 bedroomed town house conversion with solar panels and air source heat pump\*\*\* Planning Ref No: A/220659 - Ceredigion County Council - floor plan attached \*\*\* Walking distance to all town amenities \*\*\* A short walk to the Ysgol Bro Pedr Junior and Secondary schools \*\*\* Connected to mains services \*\*\* Exciting new opportunity to be had - contact us today !!



### **CURRENT LAYOUT**

With access via front entrance door and stairs to first floor.

### **LOCATION**

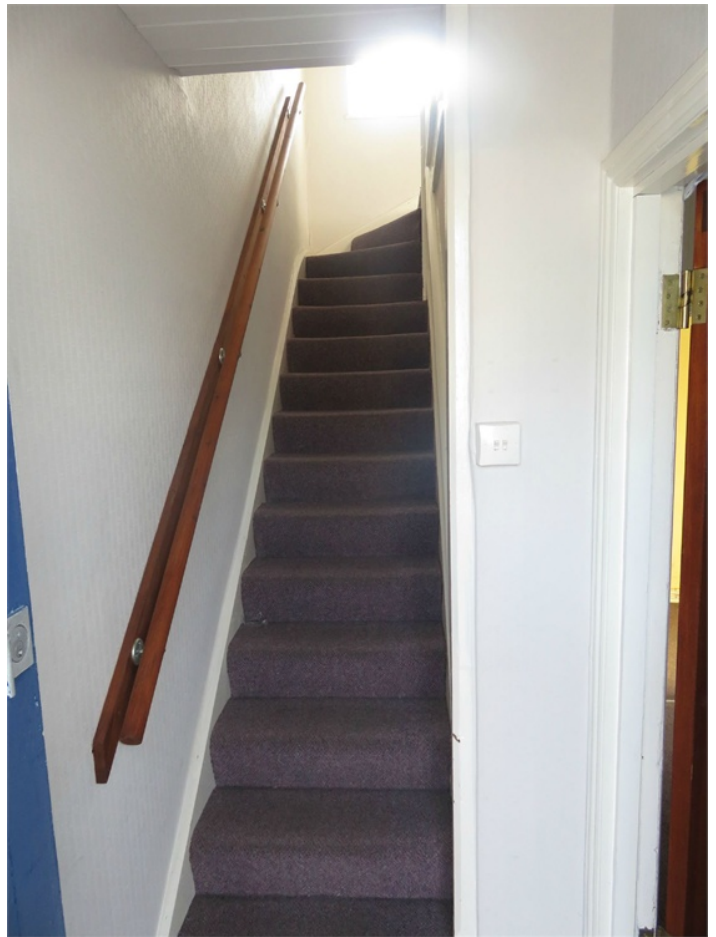
Lampeter is located in the heart of the Teifi Valley and is a major satellite town serving a large hinterland, lying 12 miles inland from the Cardigan Bay coastline at Aberaeron, and 20 or so miles north of the administrative town of Carmarthen. The property is situated just off the High Street and in close proximity of the Trinity St David's University Campus.

### **GENERAL**

Here lies an exciting re development opportunity to convert a 2 bedroomed end terrace property to a residential dwelling. Planning approval reference number A/220659 with the benefit of air source heat pump and solar panels also being granted. The property enjoys a town centre location and close to all amenities. We advise that all interested parties make visit the Ceredigion planning portal for further information. viewings arranged via the sole selling Agents at the Lampeter office.

For your information here is the current layout of the property.

The property provides more specifically the following:-



### **REAR HALLWAY**

With built-in storage cupboard, shelved.

### **CLOAKROOM**

With low level flush w.c. - half tiled.

**ROOM 1**

12' x 10' 11" (3.66m x 3.33m). With radiator, telephone point.

**KITCHEN**

12' 6" x 5' (3.81m x 1.52m). With radiator, stainless steel single drainer sink unit, Jaguar mains gas central heating boiler, understairs cupboard

**BATHROOM**

7' 9" x 5' 3" (2.36m x 1.60m). With pedestal wash hand basin, part tiled, side access door to front courtyard, in need of refurbishment.

**LANDING****ROOM 2**

14' 11" x 8' (4.55m x 2.44m). With radiator, telephone point.



**ROOM 3**

9' 10" x 7' 10" (3.00m x 2.39m). With radiator and telephone point.

**TENURE**

The property is presumed to be Freehold.

**AGENTS COMMENTS**

A rare redevelopment opportunity within the town centre location. Council tax to be confirmed via the Ceredigion County Council.

**Services**

We are informed the property benefits from mains water, mains electricity, mains drainage. Telephone subject to B.T. transfer regulations, Broadband available.

**Directions**

From our Lampeter Office turn left at the mini roundabout onto Bridge Street. Take the first right beside Lloyds Fish and Chip Shop and the property will be found on your left hand side, as identified by the Agents 'For Sale' board.

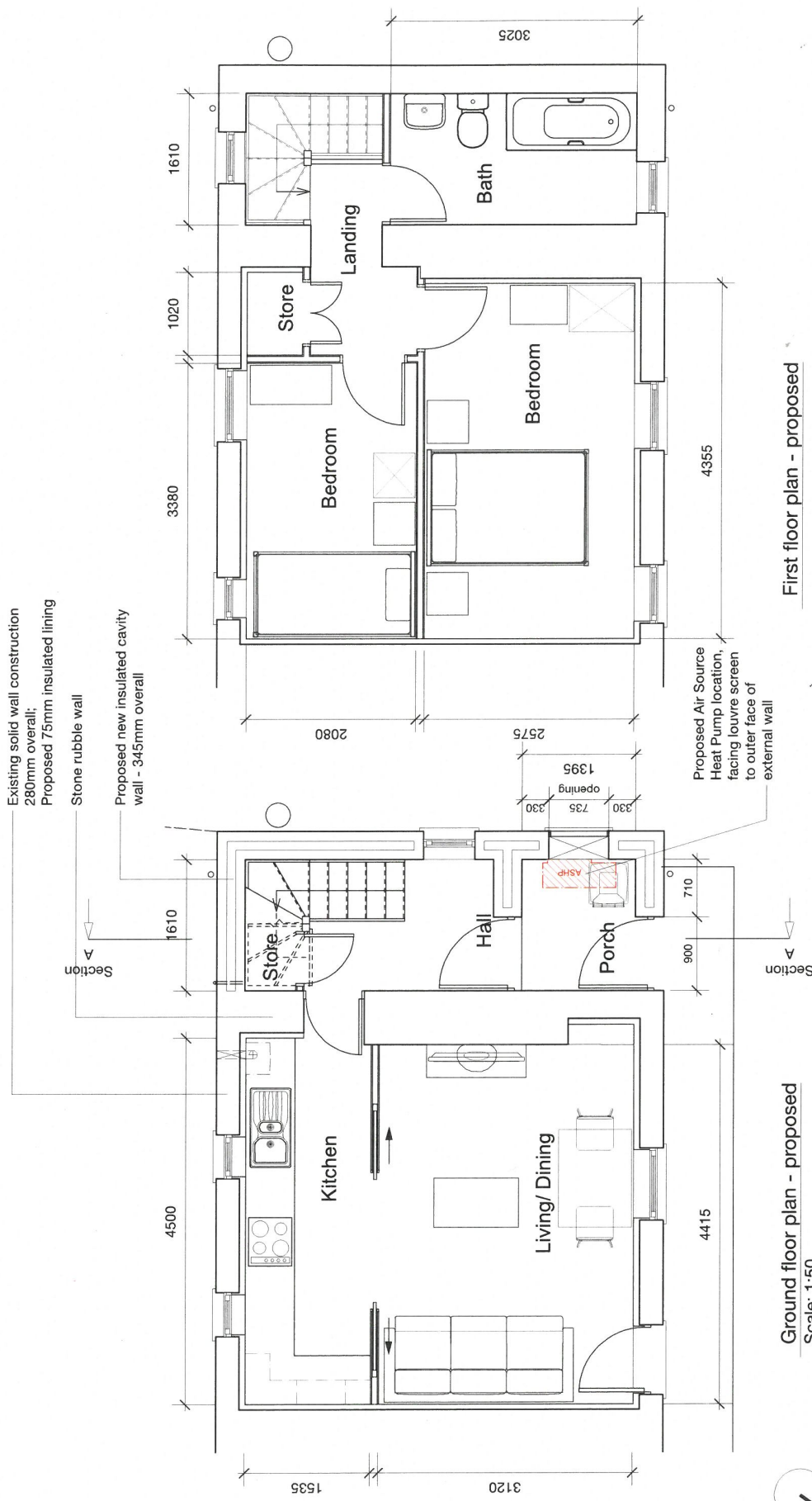
**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

all our properties are also available to view on our FACEBOOK Page -

[www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates,

property news and 'Chat to Us'.

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Ground floor plan - proposed

First floor plan - proposed

53m2 GIA - existing  
64m2 - proposed, inc.  
11m2 - 1st floor extension

Date	No.	Issue Notes	Date	No.	Revision Notes
28/07/2021	1	Review	13/12/2021	P1	Heat Pump
01/08/2022	2	Planning application	01/08/2022	P2	Notes & dimensions

<b>Hess Kincaid Leach</b> ARCHITECTS <small>Chartered Surveyors, Architects, Planners, Engineers, Quantity Surveyors, Project Managers, Environmental Consultants, Planning Consultants, Historic Buildings Consultants, Planning Consultants</small> <b>GLYN, LLANDEWULBRIEF, TREGARON, SY25 6RL.</b> T: 01570 493408 E: hkincaid@hesskincaidleach.co.uk W: www.hesskincaidleach.co.uk		Project Title <b>Alterations and extension 13 Drovers Road, Lampeter. SA48 7AT.</b>		Sheet Title <b>Floor Plans-proposed B</b>	
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